

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

=====
Meeting Date: January 15, 2008 Consent [X] Regular []
Public Hearing []

Submitted By: Water Utilities Department
Submitted For: Water Utilities Department
=====

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Partial Release of Utility Easement on land owned by Woolbright Jog LLC, a Florida limited liability company, its successors and assigns.

Summary: This document will release the County's interest in a portion of a utility easement recorded in the Official Records of Palm Beach County in Book 13748, Page 1792 and as described on Pages 1793 through 1795. The proposed development plans for the shopping center, on the NW corner of Woolbright Road and Jog Road, include structures within an existing utility easement. Woolbright Jog LLC agreed to relocate existing utilities and grant a new utility easement, as directed by the County. The property owner now requests release of the portion of the original easement. The Water Utilities Department concurs with this request and, therefore, recommends the partial release. There is no cost to the property owner for this partial release of easement. District 3 (JB)

Background and justification: On May 24, 2002, a utility easement was granted to Palm Beach County by Madison 1, LLC, (ORB 13748, 1792), over a sanitary sewer main within Block 56 of the Palm Beach Farms Company Plat 3, as recorded in Plat Book 2, Pages 45 thru 54, serving improvements constructed with Phase I of the Development.

The property was replatted (July 10, 2007) as Plat of Shoppes of Madison, MUPD, as recorded in Plat Book 110, Page 55 thru 57, Public Records of Palm Beach County, Florida. Woolbright Jog LLC purchased the property on July 17, 2007. Proposed Phase II improvements encroach into the existing easement. Woolbright Jog LLC agreed to relocate the sanitary sewer, subject to approval from the County. The property owner is now requesting the release of the portion of the easement that the County has determined that it no longer needs.

Attachments:

1. Two (2) original Partial Release of Utility Easement
2. Location Map
3. One (1) copy of the May 24, 2002 Utility Easement (ORB 13748, 1792)
4. Copy of Deed to Woolbright Jog LLC (ORB 21945/654)
5. Copy of Deed to Woolbright Jog LLC (ORB 21945/657)
6. Copy of Deed to Woolbright Jog LLC (ORB 21945/1835)
7. Copy of Deed to Woolbright Jog LLC (ORB 21945/1837)

Recommended By:  12/27/07
Department Director Date

Approved By:  1/3/2008
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Budget Account No.: Fund _____ Dept _____ Unit _____ Object _____

Is Item Included in Current Budget? Yes _____ No _____

Reporting Category N/A

B. Recommended Sources of Funds/Summary of Fiscal Impact:

N/A

C. Department Fiscal Review: Smy Egerton

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

No fiscal impact.

Jim Owl 12-19-07
OFMB
UD 12/19/07 CN 12/18/07

Jan J. Jacob 12/28/07
Contract Development and Control
Mudon

B. Legal Sufficiency:

James Brubaker 12/28/07
Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

Prepared by and return to:
Palm Beach County Water Utilities Department
Attn: Plan Review
8100 Forest Hill Blvd
West Palm Beach, FL 33413

PARTIAL RELEASE OF UTILITY EASEMENT

THIS PARTIAL RELEASE OF UTILITY EASEMENT, executed this ___ day of _____, 2008, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to Woolbright Jog LLC whose address is 3200 North Military Trail, Floor 4, Boca Raton, FL 33431, second party:

WITNESSETH:

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a portion of that UTILITY EASEMENT recorded in Official Records Book 13748, Page 172, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that portion of the UTILITY EASEMENT as shown in the sketch and legal description attached hereto and incorporated herein as Exhibit "A."

IN WITNESS WHEREOF the first party has caused this PARTIAL RELEASE OF UTILITY EASEMENT to be executed as of the day and year first written above.

ATTEST:

Sharon R. Bock, Clerk

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Addie L. Greene, Chairperson 

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney



Wantman Group, Inc.

Engineering ♦ Planning ♦ Surveying ♦ Environmental

2035 VISTA PARKWAY, SUITE 100 WEST PALM BEACH, FL 33411

(866) 909-2220 phone (561) 687-1110 fax

CERT No. 6091 - LB No. 7055

JACKSONVILLE - ORLANDO - PORT ST. LUCIE - TAMPA

www.wantmangroup.com

DESCRIPTION & SKETCH

PREPARED FOR:

WOOLBRIGHT DEVELOPEMENT, INC.

LEGAL DESCRIPTION: Partial Release of Existing Utility Easement

A portion of that certain utility easement as described in Official Records Book 13748, at Page 1792 and recorded in the Public Records of Palm Beach County, Florida, lying in a portion of Tracts "A" and "BT1", SHOPPES OF MADISON M.U.P.D., according to the Plat thereof, as recorded in Plat Book 110, at Page 55 through 57 inclusive, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Plat; Thence South 89°30'17" West along the North boundary of said Plat, for 316.13 feet to the POINT OF BEGINNING, said point being on an East line of aforesaid utility easement, the following three (3) courses being along said East line; Thence departing aforesaid North boundary of said Plat South 02°01'29" East, for 276.82 feet; Thence South 00°11'21" East, for 300.22 feet; Thence South 02°13'15" West, for 192.02 feet, said point being on the North line of that certain non-exclusive easement as described in Official Records Book 13039, at Page 1896, having a partial release as described in Official Records Book 15787, at Page 489 and both recorded in the Public Records of Palm Beach County, Florida; Thence departing aforesaid East line of said utility easement North 89°53'40" West along said North line, for 20.02 feet, said point being on a West line of aforesaid utility easement, the following three (3) courses being along said West line, said point also hereinafter known as Point A; Thence North 02°13'15" East, for 192.42 feet; Thence North 00°11'21" West, for 299.48 feet; Thence North 02°01'29" West, for 277.03 feet, said point being on aforesaid North boundary of said Plat; Thence departing aforesaid West line North 89°30'17" East along said North boundary, for 20.01 feet to the POINT OF BEGINNING.

(Continued on Sheet 2)

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

SURVEYOR'S NOTES

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY WANTMAN GROUP, INC., THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY WANTMAN GROUP, INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

4. BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF SHOPPES OF MADISON M.U.P.D., P.B. 110, PG. 55-57 P.B.C.R., SAID NORTH LINE HAVING A BEARING OF N 89°30'17" E AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

5. WANTMAN GROUP, INC., CERTIFICATE OF AUTHORIZATION No. 7055, IS ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.

CERTIFICATION:

I HEREBY CERTIFY that the attached Description and Sketch is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors And Mappers in Chapter 61G17-6, Florida Administrative Code.

For The Firm:
Wantman Group, Inc.

DATE:	REVISION:	BY:	BY:	DATE:
10/18/07	REVISED PER ENGINEERING CHANGES	MRG	<i>Derek Zeman</i>	11/8/07
11/08/07	REVISED PER ENGINEERING CHANGES	MRG	DEREK G. ZEMAN, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NO. 5655	
		CHECKED	MRG	DATE 10/04/07
			DGZ	JOB 106659.00
				SHEET 1 OF 4
				DWG 65900 UE-ABAND

WOOLBRIGHT DEVELOPEMENT VALENCIA SQUARE \dwg\legals\65900 UE-ABAND.dwg 5/1/2007 2:07:20



Wantman Group, Inc.

Engineering ♦ Planning ♦ Surveying ♦ Environmental

2035 VISTA PARKWAY, SUITE 100 WEST PALM BEACH, FL 33411

(866) 909-2220 phone (561) 687-1110 fax

CERT No. 6091 - LB No. 7055

JACKSONVILLE - ORLANDO - PORT ST. LUCIE - TAMPA

www.wantmangroup.com

DESCRIPTION & SKETCH

PREPARED FOR:

WOOLBRIGHT DEVELOPEMENT, INC.

(Continued from Sheet 1)

TOGETHER WITH:

A portion of that certain utility easement as described in Official Records Book 13748, at Page 1792 and recorded in the Public Records of Palm Beach County, Florida, lying in a portion of Tracts "A" and "BT1", SHOPPES OF MADISON M.U.P.D., according to the Plat thereof, as recorded in Plat Book 110, at Page 55 through 57 inclusive, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

COMMENCE at said Point A, said point being on a West line of said utility easement, the following two courses (2) being along said West line and a North line of said utility easement; Thence South 02°13'15" West, for 19.29 feet; Thence South 89°51'56" West, for 43.10 feet to the POINT OF BEGINNING, said point being on the West line of that certain non-exclusive easement as described in Official Records Book 13039, at Page 1896, having a partial release as described in Official Records Book 15787, at Page 489 and both recorded in the Public Records of Palm Beach County, Florida; Thence departing aforesaid North line of said utility easement South 00°08'04" East along aforesaid West line of said non-exclusive easement, for 30.00 feet, said point being on a South line of aforesaid utility easement, the following three courses (3) being along said South line a West line and a North line of said utility easement. Thence departing aforesaid West line of said non-exclusive easement South 89°51'56" West, for 20.00 feet; Thence North 00°08'04" West, for 30.00 feet; Thence North 89°51'56" East, for 20.00 feet to the POINT OF BEGINNING.

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in Palm Beach County, Florida.

DATE: REVISION: BY:

10/18/07 REVISED PER ENGINEERING CHANGES MRG

11/08/07 REVISED PER ENGINEERING CHANGES MRG

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

OFFICE MRG DATE 10/04/07 JOB 106659.00

CHECKED DGZ SHEET 2 OF 4 DWG 65900_UE-ABAND

K:\WOOLBRIGHT DEVELOPEMENT\VALENCIA SQUARE\dwg\legals\65900_UE-ABAND.dwg 5/11/07 10:17:32



Wantman Group, Inc.

Engineering ♦ Planning ♦ Surveying ♦ Environmental

2035 VISTA PARKWAY, SUITE 100 WEST PALM BEACH, FL 33411

(866) 909-2220 phone (561) 687-1110 fax

CERT No. 6091 - LB No. 7055

JACKSONVILLE - ORLANDO - PORT ST. LUCIE - TAMPA

www.wantmangroup.com

DESCRIPTION & SKETCH

PREPARED FOR:

WOOLBRIGHT DEVELOPEMENT, INC.

JOG ESTATES - PUD

(P.B. 84, PG. 24-27, P.B.C.R.)

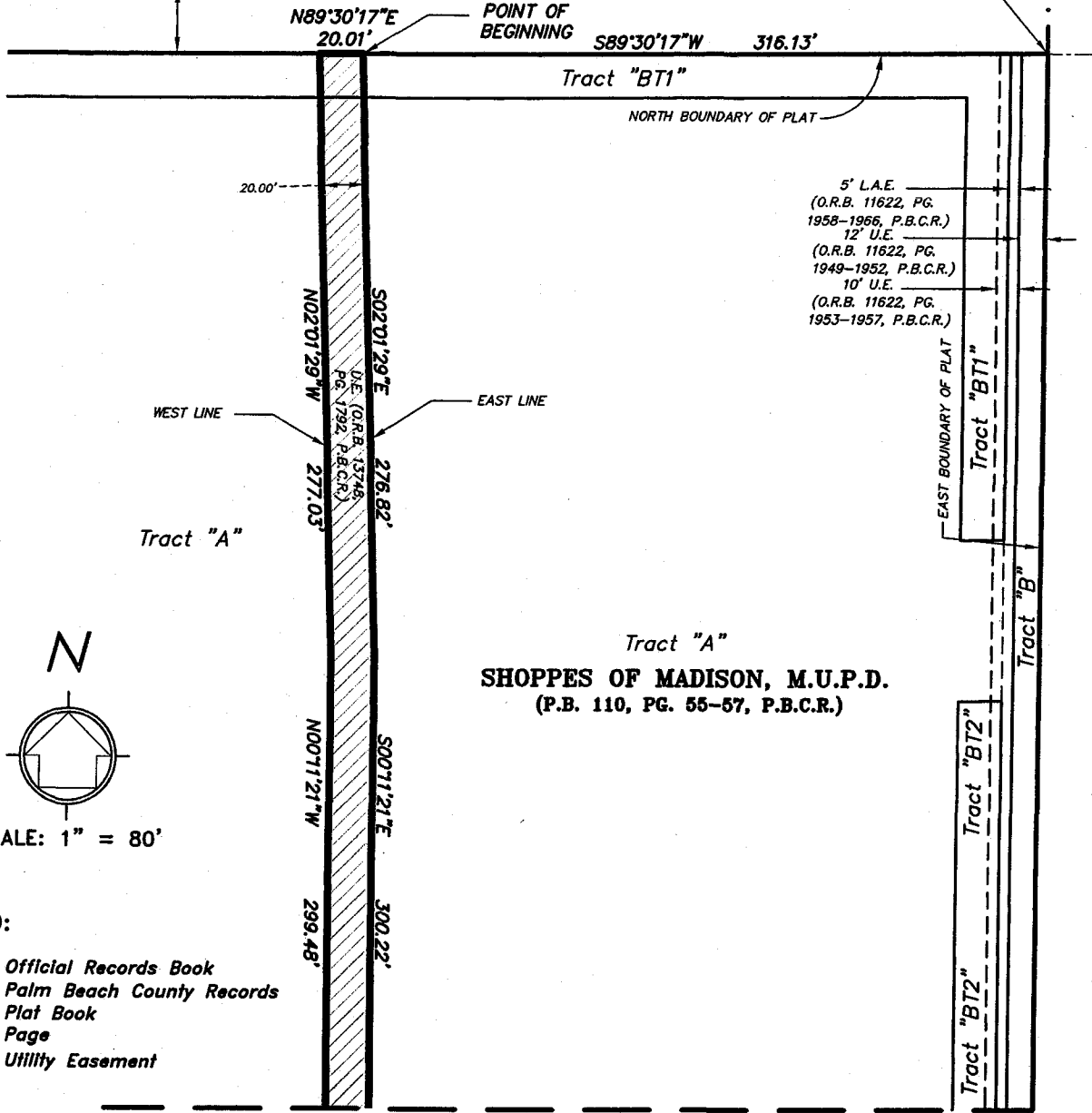
30' R.D.&D.
(P.B. 2, PGS. 45-54, P.B.C.R.)

POINT OF COMMENCEMENT

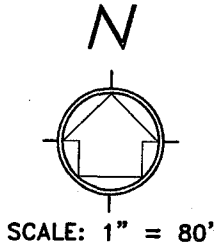
Northeast Corner

SHOPPES OF MADISON, M.U.P.D.

(P.B. 110, PG. 55-57, P.B.C.R.)



Tract "A"
SHOPPES OF MADISON, M.U.P.D.
(P.B. 110, PG. 55-57, P.B.C.R.)



LEGEND:

- O.R.B. = Official Records Book
- P.B.C.R. = Palm Beach County Records
- P.B. = Plat Book
- PG. = Page
- U.E. = Utility Easement

MATCH SEE SHEET 4

DATE: REVISION: BY:

10/18/07	REVISED PER ENGINEERING CHANGES	MRG
11/08/07	REVISED PER ENGINEERING CHANGES	MRG

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

OFFICE	MRG	DATE	10/04/07	JOB	106659.00
CHECKED	DGZ	SHEET	3 OF 4	DWG	65900_UE-ABAND

K:\WOOLBRIGHT DEVELOPEMENT\VALENCIA SQUARE\dwg\legals\65900_UE-ABAND.dwg 5/6 11/08/07

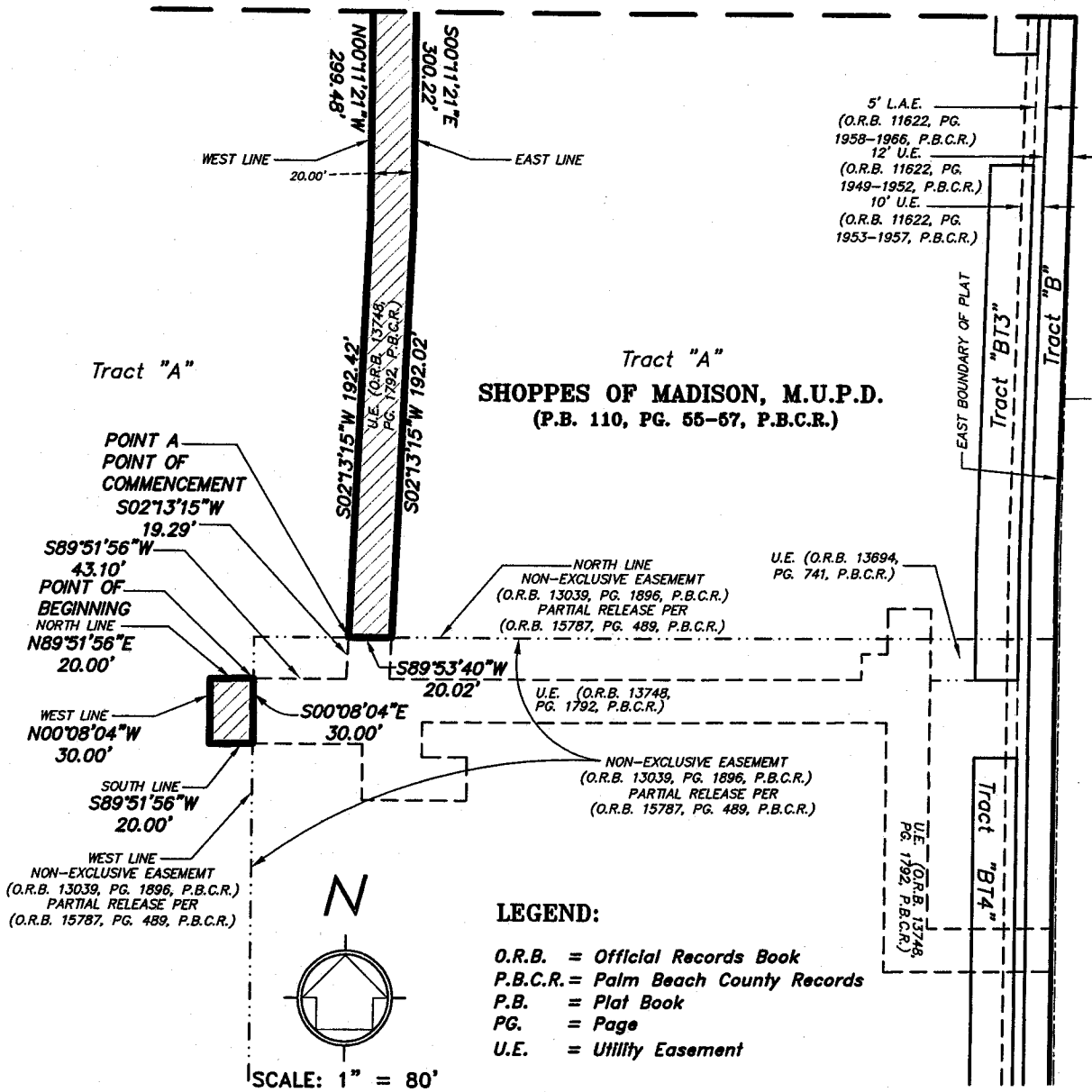


Wantman Group, Inc.

Engineering ♦ Planning ♦ Surveying ♦ Environmental
 2035 VISTA PARKWAY, SUITE 100 WEST PALM BEACH, FL 33411
 (866) 909-2220 phone (561) 687-1110 fax
 CERT No. 6091 - LB No. 7055
 JACKSONVILLE - ORLANDO - PORT ST. LUCIE - TAMPA
 www.wantmangroup.com

DESCRIPTION & SKETCH
 PREPARED FOR:
WOOLBRIGHT DEVELOPEMENT, INC.

MATCH SEE SHEET 3



LEGEND:

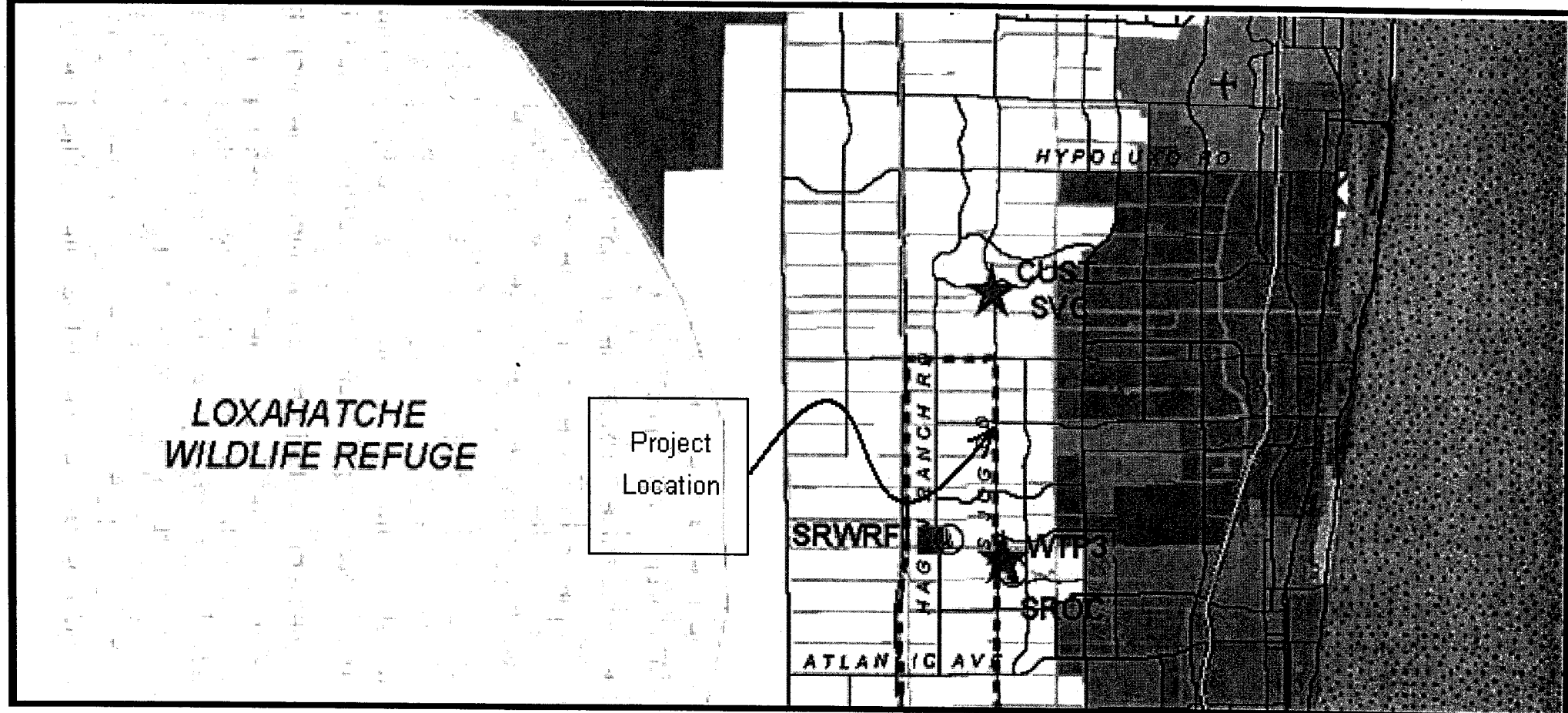
- O.R.B. = Official Records Book
- P.B.C.R. = Palm Beach County Records
- P.B. = Plat Book
- PG. = Page
- U.E. = Utility Easement

SCALE: 1" = 80'

DATE:	REVISION:	BY:	(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)					
10/18/07	REVISED PER ENGINEERING CHANGES	MRG						
11/08/07	REVISED PER ENGINEERING CHANGES	MRG	OFFICE	MRG	DATE	10/04/07	JOB	106659.00
			CHECKED	DGZ	SHEET	4 OF 4	DWG	65900_UE-ABAND

K:\WOOLBRIGHT DEVELOPEMENT\VALENCIA SQUARE\dwg\65900_UE-ABAND.dwg Sh 4 Nov 08, 2007

Location Map



SDA #
Prepared by and Return to:
Palm Beach County Water Utilities Department
P.O. Box 16097 Attn: Engineering Div.
West Palm Beach, Florida 33416-6097

05/29/2002 14:11:20 20020270451
OR BK 13748 PG 1792
Palm Beach County, Florida

UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this 23rd day of May, 2002, by Madison I, LLC (hereinafter referred to as "Grantor"), whose address is 1555 Palm Beach Lakes Blvd., #1208 West Palm Beach, FL 33401 to Palm Beach County (hereinafter referred to as "Grantee"), c/o Water Utilities Department, P.O. Box 16097, West Palm Beach, Florida 33416-6097.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual utility easement which shall permit Grantee authority to enter upon the property of the Grantor at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, fit into, and inspect potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment in, on, over, under and across the easement premises. This utility easement or portion thereof can also be utilized for a wastewater pump station and may be fenced in for access control purposes. The easement hereby granted covers a strip of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered
in the presence of:

JANIE E GUSTUS
Witness Signature
JANIE E GUSTUS
Print Name

Witness Signature

Print Name

GRANTOR:

Herbert F. Kahlert
Signature
Herbert F. Kahlert, Managing Member
Print Name (and Title if applicable)

Signature

Print Name (and Title if applicable)
(SEAL)

NOTARY CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 24 day of MAY, 2002
by HERBERT F KAHLERT and _____ who is/are
personally known to me or who has produced _____
as identification

My Commission Expires:

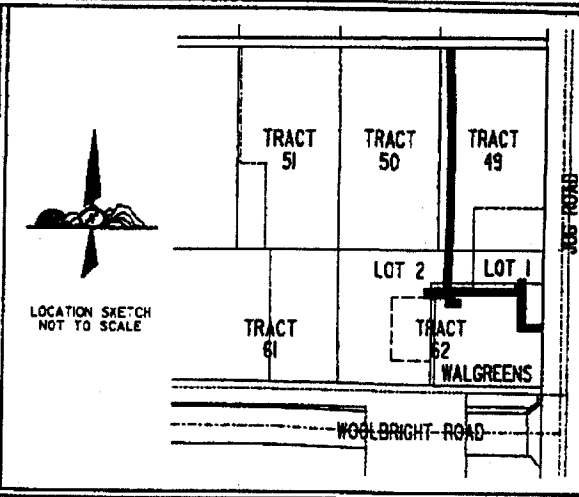
JANIE E GUSTUS
Notary Signature
JANIE E GUSTUS
Typed, Printed or Stamped Name of Notary



Janie E. Gustus
Commission # CG 874578
Expires Oct. 8, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

LEGEND:

- B.E. • BUFFER EASEMENT
- C • CENTERLINE
- COR. • CORNER
- D.E. • DRAINAGE EASEMENT
- FPL • FLORIDA POWER & LIGHT
- L.A.E. • LIMITED ACCESS EASEMENT
- LB • LICENSED BUSINESS
- O.R.B. • OFFICIAL RECORD BOOK
- P.B. • PLAT BOOK
- P.B.C.R. • PALM BEACH COUNTY RECORDS
- PG. • PAGE
- P.O.B. • POINT OF BEGINNING
- P.O.C. • POINT OF COMMENCEMENT
- P.S.M. • PROFESSIONAL SURVEYOR AND MAPPER
- R/W • RIGHT OF WAY
- SEC. • SECTION
- U.E. • UTILITY EASEMENT



SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF VALENCIA ISLES-PLAT ONE (PLAT BOOK 84, PAGES 3-17, PALM BEACH COUNTY RECORDS), WITH A REFERENCE BEARING OF SOUTH 89°25'00" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST.
5. THE LEGAL DESCRIPTION HEREON WAS PREPARED BY THE SURVEYOR.
6. THIS SKETCH IS NOT A BOUNDARY SURVEY AS SUCH.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS DELINEATED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

BY: *Thomas D. Lee*
 THOMAS D. LEE, P.S.M.
 FLORIDA REGISTRATION NO. 5379
 ATLANTIC-CARIBBEAN-MAPPING INC.

DATE: 2-20-02

SKETCH (OF DESCRIPTION, UTILITY EASEMENT (WATER & SEWER), PORTIONS OF TRACTS 49 & 62, BLOCK 58, THE PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PG 45-54, P.B.C.R.), SAME BEING PORTIONS OF LOTS 1 & 2, OF THE PLAT AFFIDAVIT OF WAIVER (O.R.B 11625, PG. 107-111, P.B.C.R.) LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST

REVISION:	

LB4820

ATLANTIC - CARIBBEAN MAPPING, INC.
 3070 JOG ROAD - GREENACRES, FLORIDA 33467
 (561) 964-7884 - FAX (561) 964-1969 - WWW.ACM&ACMINC.CC

PROFESSIONAL SURVEYORS AND MAPPERS

BY:	DATE:	CAD FILE:
DRAWN: JDL	2-20-02	0248S003.DGN
CHECKED: TOL	2-20-02	SCALE: 1"=50'
FIELDWORK: NA	NA	PROJECT: 200248
FIELD BOOK NA, PG. NA		SHEET 1 OF 6

LEGAL DESCRIPTION:

PORTIONS OF TRACTS 49 AND 62, BLOCK 56, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAME BEING PORTIONS LOTS 1 AND 2 OF THE AFFIDAVIT OF WAIVER AS RECORDED IN OFFICIAL RECORD BOOK 11625, PAGE 107 THRU 111, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE NORTH 00°08'04" WEST ALONG THE EAST LINE OF THE SAID SOUTHWEST ONE-QUARTER (SW 1/4), A DISTANCE OF 209.59 FEET; THENCE SOUTH 89°51'56" WEST, 86.00 FEET THE WEST RIGHT OF WAY LINE OF JOG ROAD AS SHOWN IN OFFICIAL RECORD BOOK 10409, PAGE 994, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAME BEING THE EAST LINE OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE SOUTH 89°51'56" WEST, 106.00 FEET; THENCE SOUTH 89°51'56" WEST, 7.70 FEET; THENCE NORTH 00°08'04" WEST, 114.86 FEET; THENCE SOUTH 89°51'56" WEST, 216.30 FEET; THENCE SOUTH 00°08'04" EAST, 16.00 FEET; THENCE NORTH 89°51'56" EAST, 21.13 FEET; THENCE SOUTH 00°08'04" EAST, 20.00 FEET; THENCE SOUTH 89°51'56" WEST, 48.63 FEET; THENCE NORTH 00°08'04" WEST, 26.00 FEET; THENCE SOUTH 89°51'56" WEST, 71.01 FEET TO A LINE BEING 20.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2; THENCE NORTH 00°08'04" WEST ALONG SAID PARALLEL LINE, 30.00 FEET; THENCE NORTH 89°51'56" EAST DEPARTING SAID PARALLEL LINE, 63.70 FEET; THENCE NORTH 02°13'15" EAST, 211.71 FEET; THENCE NORTH 00°11'21" WEST, 299.48 FEET; THENCE NORTH 02°01'29" WEST, 277.17 FEET TO THE NORTH LINE OF SAID TRACT 49, SAME BEING THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89°30'17" EAST ALONG SAID NORTH LINES, 20.01 FEET; THENCE SOUTH 02°01'29" EAST DEPARTING SAID NORTH LINES, 276.96 FEET; THENCE SOUTH 00°11'21" EAST, 300.22 FEET; THENCE SOUTH 02°13'15" WEST, 211.31 FEET; THENCE NORTH 89°51'56" EAST, 219.69 FEET; THENCE NORTH 00°08'04" WEST, 12.00 FEET; THENCE NORTH 89°51'56" EAST, 12.00 FEET; THENCE NORTH 00°08'04" WEST, 21.00 FEET; THENCE NORTH 89°51'56" EAST, 20.00 FEET; THENCE SOUTH 00°08'04" EAST, 147.86 FEET; THENCE NORTH 89°51'56" EAST, 57.70 FEET TO THE AFORESAID WEST RIGHT OF WAY LINE OF JOG ROAD AND THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°08'04" EAST ALONG SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE, 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 0.6621 ACRE (28,842.63 SQUARE FEET) MORE OR LESS

SKETCH OF DESCRIPTION, UTILITY EASEMENT (WATER & SEWER), PORTIONS OF TRACTS 49 & 62, BLOCK 56, THE PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PG 45-54, P.B.C.R.), SAME BEING PORTIONS OF LOTS 1 & 2, OF THE PLAT AFFIDAVIT OF WAIVER (O.R.B 11625, PG. 107-111, P.B.C.R.) LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST

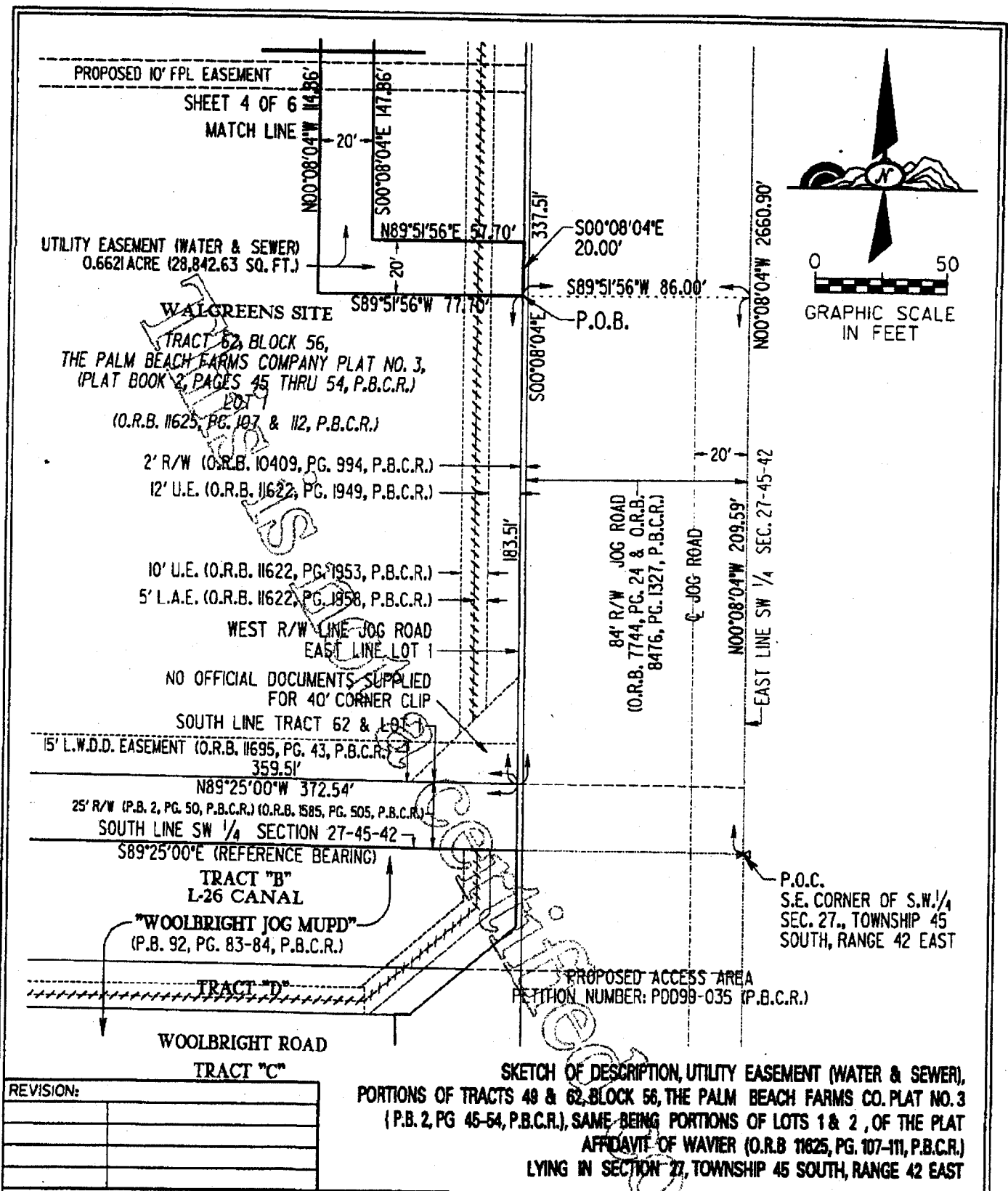
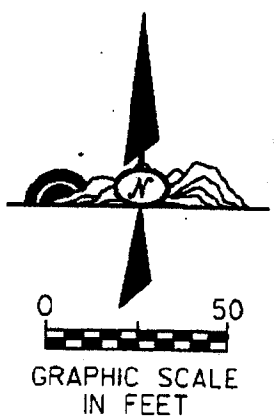
REVISION:



ATLANTIC - CARIBBEAN MAPPING, INC.
 3070 JOG ROAD - GREENACRES, FLORIDA 33467
 (561) 964-7884 - FAX (561) 964-1969 - WWW.ACMCMINC.CC

PROFESSIONAL
 SURVEYORS
 AND MAPPERS

BY:	DATE:	CAD FILE:
DRAWN: TD	2-20-02	0248S003.DGN
CHECKED: TDL	2-20-02	SCALE: 1"=50'
FIELDWORK: NA	NA	PROJECT: 200248
FIELD BOOK NA	.PG. NA	SHEET 2 OF 6



SKETCH OF DESCRIPTION, UTILITY EASEMENT (WATER & SEWER),
PORTIONS OF TRACTS 49 & 62, BLOCK 56, THE PALM BEACH FARMS CO. PLAT NO. 3
(P.B. 2, PG. 45-54, P.B.C.R.), SAME BEING PORTIONS OF LOTS 1 & 2, OF THE PLAT
AFFIDAVIT OF WAIVER (O.R.B. 11625, PG. 107-111, P.B.C.R.)
LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST

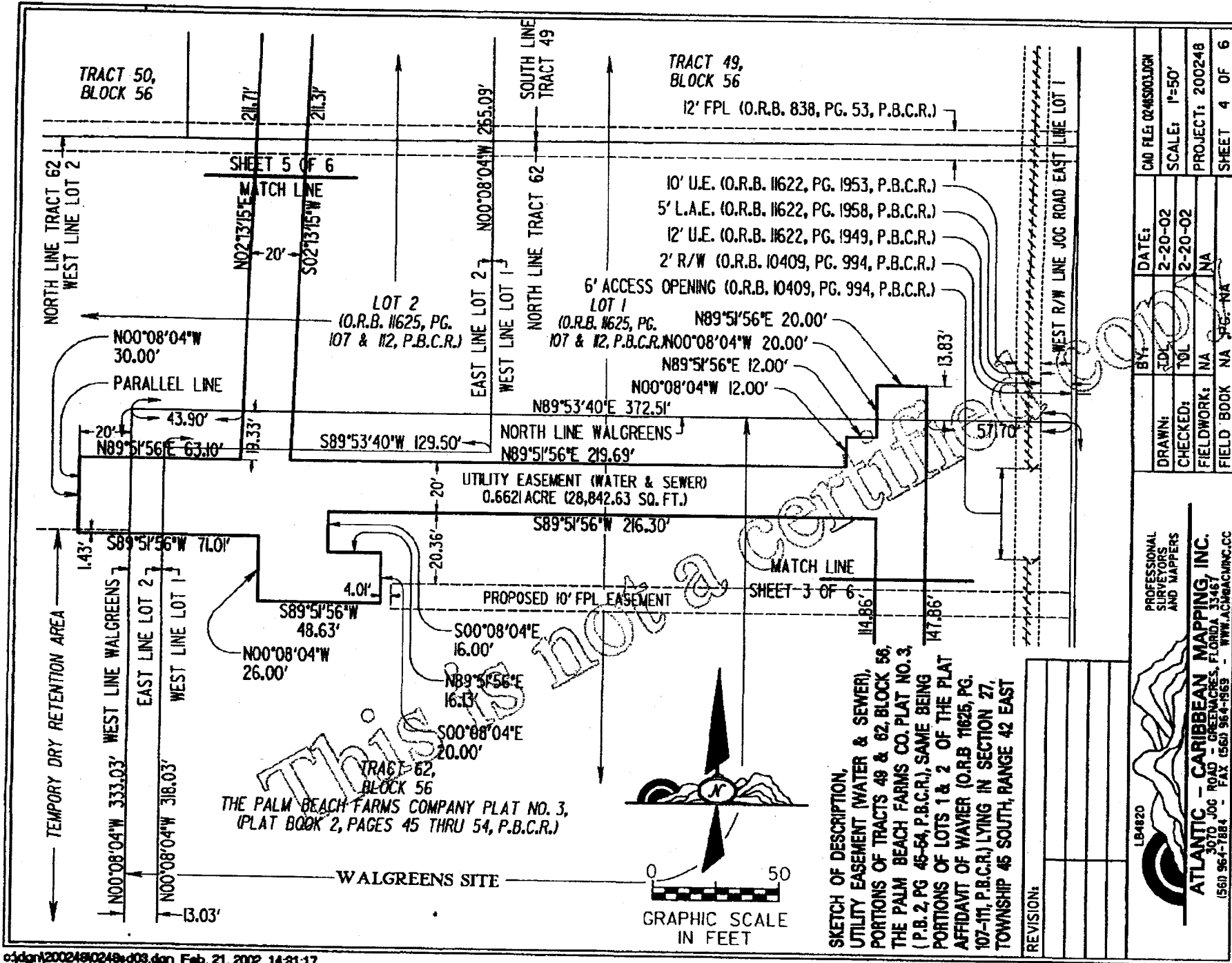
REVISION:

LB4820

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3070 JOG ROAD - GREENACRES, FLORIDA 33467
(561) 964-7884 - FAX (561) 964-1969 - WWW.ACMRACMINC.CC

DRAWN:	BY:	DATE:	CAD FILE: 0248S003.DGN
CHECKED:	TDL	2-20-02	SCALE: 1"=50'
FIELDWORK:	NA	NA	PROJECT: 200248
FIELD BOOK:	NA	NA	SHEET 3 OF 6



DATE:	2-20-02	BY:	NA	CAD FILE:	0248003.DGN
DRAWN:	TOL	CHECKED:	NA	SCALE:	1"=50'
FIELDWORK:	NA	PROJECT:	200248		
FIELD BOOK:	NA	SHEET:	4 OF 6		

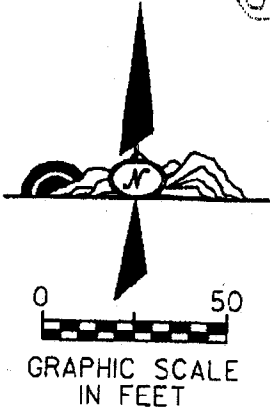
PROFESSIONAL SURVEYORS AND MAPPERS

ATLANTIC - CARIBBEAN MAPPING, INC.
3070 JOC ROAD, SEVENAGES, FLORIDA 33461
(561) 964-1884 FAX (561) 964-1983 WWW.ACMRMC.COM

THE PALM BEACH FARMS
COMPANY PLAT NO. 3,
(P.B. 2, PG. 45-54, P.B.C.R.)

SHEET 6 OF 6
MATCH LINE

Tracts
TRACT 50,
BLOCK 56



TRACT 49,
BLOCK 56
LOT 2
(O.R.B. 11625, PG.
107 & 112, P.B.C.R.)

SKETCH OF DESCRIPTION,
UTILITY EASEMENT (WATER & SEWER),
PORTIONS OF TRACTS 49 & 62, BLOCK 56,
THE PALM BEACH FARMS CO. PLAT NO. 3,
(P.B. 2, PG 45-54, P.B.C.R.), SAME BEING
PORTIONS OF LOTS 1 & 2 OF THE PLAT
AFFIDAVIT OF WAIVER (O.R.B 11625, PG.
107-111, P.B.C.R.) LYING IN SECTION 27,
TOWNSHIP 46 SOUTH, RANGE 42 EAST

12' FPL (O.R.B. 838, PG. 53, P.B.C.R.)

SOUTH LINE TRACT 50
NORTH LINE TRACT 62
WEST LINE LOT 2

EAST LINE TRACT 50
WEST LINE TRACT 49
WEST LINE LOT 2

UTILITY EASEMENT (WATER & SEWER)
0.6621 ACRE (28,842.63 SQ. FT.)

SOUTH LINE TRACT 49
NORTH LINE TRACT 62

EAST LINE LOT 2
WEST LINE LOT 1
LOT 1
(O.R.B. 11625, PG.
107 & 112, P.B.C.R.)

LOT 2
(O.R.B. 11625, PG.
107 & 112, P.B.C.R.)

TRACT 62,
BLOCK 56

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PROFESSIONAL
SURVEYORS
AND MAPPERS

DRAWN:	BY:	DATE:	CAD FILE: 02485D03.DGN
CHECKED:	TDL	2-20-02	SCALE: 1"=50'
FIELDWORK:	NA	NA	PROJECT: 200248
FIELD BOOK	NA	PG. NA	SHEET 5 OF 6

(P.B. 2, PG. 50, P.B.C.R.) (O.R.B. 1585, PG. 505, P.B.C.R.)

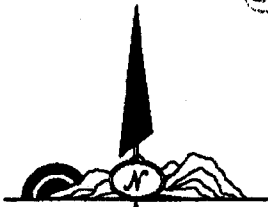
N89°30'17"E 361.10'
NORTH LINE TRACT 49

This is not a certified plat

TRACT 50,
BLOCK 56

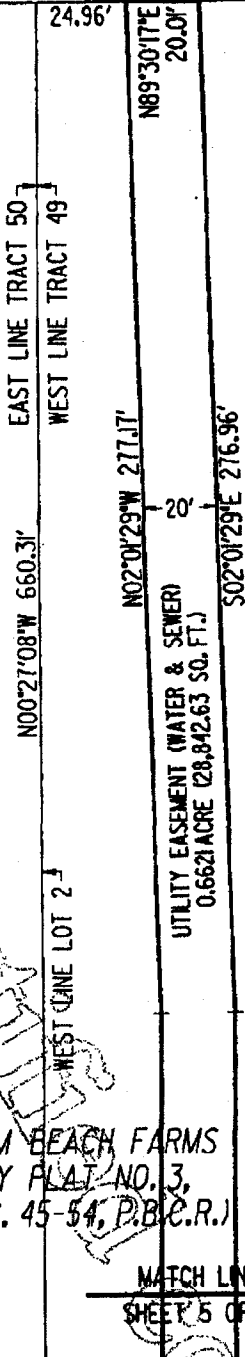
TRACT 49,
BLOCK 56

LOT 2
(O.R.B. 11625, PG.
107 & 112, P.B.C.R.)



SKETCH OF DESCRIPTION,
UTILITY EASEMENT (WATER & SEWER),
PORTIONS OF TRACTS 49 & 62, BLOCK 56,
THE PALM BEACH FARMS CO. PLAT NO. 3,
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PORTIONS OF LOTS 1 & 2 OF THE PLAT
AFFIDAVIT OF WAIVER (O.R.B 11625, PG.
107-111, P.B.C.R.) LYING IN SECTION 27,
TOWNSHIP 45 SOUTH, RANGE 42 EAST

THE PALM BEACH FARMS
COMPANY PLAT NO. 3,
(P.B. 2, PG. 45-54, P.B.C.R.)



MATCH LINE
SHEET 5 OF 6

REVISION:	

LB4820

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(561) 964-7884 - FAX (561) 964-1969 - WWW.ACMACMINC.CC

PROFESSIONAL
SURVEYORS
AND MAPPERS

BY:	TDL	DATE:	2-20-02	CAD FILE: 0248SD03.DGN
DRAWN:	TDL	DATE:	2-20-02	SCALE: 1"=50'
CHECKED:	TDL	DATE:	2-20-02	PROJECT: 200248
FIELDWORK:	NA	DATE:	NA	SHEET 6 OF 6
FIELD BOOK:	NA	PG:	NA	